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**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015**

**REFUSAL**

**REFERENCE:** DM/26/1235

**DESCRIPTION:** RETROSPECTIVE APPLICATION FOR SITING AN INPOST  
PARCEL LOCKER.

**LOCATION:** FRANKLANDS VILLAGE STORE, FRANKLANDS VILLAGE,  
HAYWARDS HEATH, WEST SUSSEX

**DECISION DATE:** 20 AUG 2026

**CASE OFFICER:** JESSICA SZOLLOSI -  
JESSICA.SZOLLOSI@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. The proposal fails to respond appropriately to the established character and design of the application site and surrounding properties and would be considered an incongruent and prominent feature that would cause harm to the Franklands Village Conservation Area due to its design, scale, siting and materials used. The proposal has failed to provide sufficient evidence to demonstrate that the public benefits outweigh the identified harm in this instance..

Consequently, the proposal conflicts with policies DP26 and DP35 of the Mid Sussex District Plan, Policy E9 of the Haywards Heath Neighbourhood Plan and the relevant provisions of the NPPF.

## INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, it has not been possible to resolve them. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.
2. The development is unauthorised and enforcement action is considered expedient. It is recommended that you seek pre-application advice for a revised scheme.

### Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

### Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

| Plan Type            | Reference                            | Version | Submitted Date |
|----------------------|--------------------------------------|---------|----------------|
| Location Plan        | L(00)000                             | P2      | 29.06.2026     |
| Block Plan           | L(00)100                             | P1      | 29.06.2026     |
| Existing Floor Plans | L(01)001                             | P1      | 29.06.2026     |
| Proposed Floor Plans | L(01)101                             | P1      | 29.06.2026     |
| Existing Elevations  | L(02)001                             | P1      | 29.06.2026     |
| Proposed Elevations  | L(02)101                             | P1      | 29.06.2026     |
| Planning Statement   |                                      |         | 18.05.2026     |
| Other                | Sustainability<br>Policy<br>Document |         | 18.05.2026     |



Eric Owens  
Interim Assistant Director Planning and Sustainable Economy

REFULZ

## APPEALS TO THE SECRETARY OF STATE

### Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice \*(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

- \* If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.\*
- \* If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.\*